



St Marys Meadow, Pentney, PE32 1JU

welcome to

St Marys Meadow, Pentney, King's Lynn

We are proud to offer to the market this 4 double bedroom detached executive home, which is situated within a select village development of just four other similar properties. Offering extensive family-sized accommodation and sitting within a beautifully tended plot, this home must be viewed...



Accommodation:

Part glazed external entrance door opening to:

Grand Entrance Hall

Turned staircase rising to the first floor landing with door opening to under-stairs storage space, radiator, LVT wood effect flooring, doors opening to the study, lounge and kitchen, further door opening to:

Ground Floor / Guest W.C

Modern suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, vinyl flooring, UPVC double glazed obscure glass window to the rear aspect.

Study

10' 9" x 9' 2" (3.28m x 2.79m)

Radiator, television point, telephone point, LVT wood effect flooring, UPVC double glazed window to the front aspect.

Lounge

17' 9" x 12' 1" (5.41m x 3.68m)

Feature fireplace with marble surround and hearth, radiator, television point, LVT wood effect flooring, wall lighting, UPVC double glazed window to the front aspect, door opening to:

Dining Room

13' x 12' 10" (3.96m x 3.91m)

Radiator, LVT wood effect flooring, UPVC double glazed window to the front aspect, door opening to the kitchen, UPVC double glazed sliding patio doors opening to:

Sun Room

13' x 8' (3.96m x 2.44m)

Of brick and UPVC double glazed construction with a vaulted ceiling and beautiful exposed timbers, tiled flooring, UPVC double glazed bi-fold doors opening to the rear garden.

Kitchen / Breakfast Room

16' 2" x 13' (4.93m x 3.96m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built--in eye-level double oven and fitted hob with concealed cooker hood over,

space for fridge-freezer, plumbing for dishwasher, radiator, inset ceiling spotlights, vinyl tile effect flooring, UPVC double glazed windows to the rear aspect, door opening to:

Utility Room

11' 8" x 6' 8" (3.56m x 2.03m)

Floor mounted fitted kitchen unit with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, space for tumble dryer, radiator, vinyl tile effect flooring, extractor fan, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

First Floor Landing

Airing cupboard, radiator, loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 5" x 12' 1" (3.78m x 3.68m)

Built-in double storage wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, low level bidet, pedestal hand wash basin and shower cubicle with inset tiling and shower unit, part tiled walls, radiator, decorative vinyl flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

Bedroom 2

15' 2" x 9' 2" (4.62m x 2.79m)

Fitted storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

12' 1" x 10' 6" (3.68m x 3.20m)

Fitted storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 4

9' max x 8' 9" (2.74m max x 2.67m)

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with shower over, part tiled walls, radiator, vinyl flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

A shared gravelled driveway for this exclusive development leads from Back Road onto St Marys Meadow. The shared gravelled driveway serves this property and just four other executive properties.

This substantial home is approached via the gravelled driveway, which offers ample parking, turning space and access to a double garage. There is also a well-manicured lawned front garden, which also continues around to the side, with plant and shrub bed borders, exterior lighting and a sloping paved pathway leading to the main entrance door. Gated access leads into the enclosed rear garden.

The beautifully landscaped rear garden is also laid mainly to lawn with well-tended and well-stocked borders, a large paved patio seating area, ideal for Al' Fresco dining and entertaining friends and family in the spring and summer evenings, coupled with an enclosed vegetable garden.

Double Garage

17' 5" x 17' 5" (5.31m x 5.31m)

Twin electrically operated up and over doors, power and lighting connected, personal door opening into the rear garden.

directions to this property:

Leave Swaffham via the A47 towards King's Lynn. Pass the village of Narborough and take the left hand turn signposted 'Pentney Lane'. Follow the road and at the end of the road, turn right onto Narborough Road. Continue and before the reaching church, take the right hand turn onto Back Road. St Mary's Meadow will be situated on the right hand side, and the property is the last detached home in this select cul-de-sac identified by our "For Sale" board.



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welcome to

St Marys Meadow, Pentney King's Lynn

- Substantial, executive 4 bedroom detached house
- Select village development of just five executive homes
- Double garage and ample off-road parking
- Generous, well-manicured corner gardens
- Modern fitted kitchen/breakfast room and utility room
- Four-piece en suite, family bathroom and ground floor/guest w.c
- Lounge, study, formal dining room and sun room with bi-fold doors to the garden

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109654 - 0005

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk